

K.C.C. 21A.30
Development Standards – Animals, Home Occupation, Home Industry

SECTION 36. Ordinance 10870, Section 536, as amended, and K.C.C. chapter 21A.30.080 are each hereby amended to read as follows:

Home occupation. Residents of a dwelling unit may conduct one or more home occupations as accessory activities, provided:

A. The total area devoted to all home occupation(s) shall not exceed twenty percent of the floor area of the dwelling unit. Areas with attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for storage of goods associated with the home occupation;

B. In urban residential zones, all the activities of the home occupation(s) shall be conducted indoors, except for those related to growing or storing of plants used by the home occupation(s);

C. In A, F and RA zones:

1. The total indoor area of a home occupation shall not exceed twenty percent of the floor area of the dwelling unit. Areas with attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for storage of goods associated with the home occupation.

2. Total outdoor area of a home occupation shall not exceed one percent of the size of the lot up to a maximum of five thousand square feet.

3. Outdoor storage and parking shall have ten-foot wide Type II landscaping.

~~((C))~~D. No more than one nonresident shall be employed by the home occupation(s);

24 ~~((D))~~E. The following activities shall be prohibited in urban residential zones
25 only:

- 26 1. Automobile, truck and heavy equipment repair;
- 27 2. Autobody work or painting;
- 28 3. Parking and storage of heavy equipment; and
- 29 4. Storage of building materials for use on other properties.

30 ~~((E))~~F. In addition to required parking for the dwelling unit, on-site parking shall
31 be provided as follows:

- 32 1. One stall for a non~~((-))~~ resident employed by the home occupation(s); and
- 33 2. One stall for patrons when services are rendered on-site.

34 ~~((F))~~G. Sales shall be limited to:

- 35 1. Mail order sales; and
- 36 2. Telephone sales with off-site delivery.

37 ~~((G))~~H. Services to patrons shall be arranged by appointment or provided off-
38 site;

39 ~~((H))~~I. The home occupation(s) may use or store a vehicle for pickup of materials
40 used by the home occupation(s) or the distribution of products from the site, except for
41 routine residential services, such as mail or parcel delivery and garbage pickup, provided:

- 42 1. No more than one such vehicle shall be allowed;
- 43 2. Such vehicle shall not park within any required setback areas of the lot or on
44 adjacent streets; and
- 45 3. Such vehicle shall not exceed a weight capacity of one ton, and

46 ((F))J. The home occupation(s) shall not use electrical or mechanical equipment
47 that results in:

48 1. A change to the occupancy type of the structure(s) used for the home
49 occupation(s);

50 2. Visual or audible interference in radio or television receivers, or electronic
51 equipment located off premises; or

52 3. Fluctuations in line voltage off premises.

53 ((F))K. Uses not allowed as home occupations may be allowed as a home
54 industry pursuant to K.C.C.21A.30.